



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 14, 2006  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
  - A. Approval of minutes from [workshop](#) and [regular](#) meetings on November 16, 2006.**
  - B. CONSIDERATION – Vacating Plat [VP06-03](#) **L. Guindi****

Proposed vacating plat of College Park Center Subdivision consisting of 6.269 acres of land located at the northwest corner of East 29<sup>th</sup> Street and Joseph Drive in Bryan, Brazos County, Texas.
  - C. CONSIDERATION – Vacating Plat [VP06-04](#) **L. Guindi****

Proposed vacating plat of Blinn College Bryan Campus Subdivision consisting of 73.68 acres of land adjoining the west side of the 2400-2500 blocks of East Villa Maria Road between William J. Bryan Parkway and East 29<sup>th</sup> Street in Bryan, Brazos County, Texas.
  - D. CONSIDERATION – Final Plat [FP06-23](#) **L. Guindi****

Proposed final plat consisting of one 79.337-acre lot as well as right-of-way dedications for Joseph Drive and East 29<sup>th</sup> Street in Bryan, Brazos County, Texas.

**REQUEST FOR APPROVAL OF CONDITIONAL USE PERMITS (Commission has final approval; appeals may be directed to City Council.)**

- 5. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit CU06-13 J. Dean**  
*Conditional use permit to allow a duplex in a 'RD-5' Residential 5000 District located at 916 West 28<sup>th</sup> Street, Lot 1, Block 1 of the Pena Subdivision in Bryan, Brazos County, Texas.*
- 6. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit CU06-14 J. Dean**  
*Conditional use permit to allow a duplex in a 'RD-5' Residential 5000 District located at 920 West 28<sup>th</sup> Street, Lot 2, Block 1 of the Pena Subdivision in Bryan, Brazos County, Texas.*
- 7. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit CU06-15 J. Dean**  
*Conditional use permit to allow a duplex in a 'RD-5' Residential 5000 District located at 924 West 28<sup>th</sup> Street, Lot 3, Block 1 of the Pena Subdivision in Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)**

- 8. PUBLIC HEARING/CONSIDERATION – Planning Variance PV06-27 L. Guindi**  
*A 10-foot variance from the minimum 50-foot driveway throat depth required on properties adjoining arterial streets, to allow a new driveway with a planned throat depth of 40 feet on two vacant lots located on the north side of the 1400 block of William Joel Bryan Parkway between State Highway 21 and Sandy Point Road, being Lots 3 and 4 in Block 4 of McCulloch's Addition in Bryan, Brazos County, Texas.*
- 9. PUBLIC HEARING/CONSIDERATION – Planning Variance PV06-28 L. Guindi**  
*A 6,235-foot variance from the minimum 20,000-square foot size required of lots in 'C-3' Commercial zoning districts, to allow creation of a lot planned to be 13,765 square feet in size located on the north side of the 1400 block of William Joel Bryan Parkway between State Highway 21 and Sandy Point Road, being Lots 3 and 4 in Block 4 of McCulloch's Addition in Bryan, Brazos County, Texas.*
- 10. PUBLIC HEARING/CONSIDERATION – Planning Variance PV06-29 L. Guindi**  
*A 100.68-foot variance from the minimum 200-foot lot depth required of lots in 'C-3' Commercial zoning districts, to allow creation of a lot planned to be as few as 99.32 feet in depth. Site is located on two vacant lots on the north side of the 1400 block of William Joel Bryan Parkway between State Highway 21 and Sandy Point Road, being Lots 3 and 4 in Block 4 of McCulloch's Addition in Bryan, Brazos County, Texas.*
- 11. PUBLIC HEARING/CONSIDERATION – Planning Variance PV06-30 J. Dean**  
*A variance request from the minimum 25 foot front setback to allow the construction of a roof overhang which will encroach 11 inches into the setback at 1504 Brook Hollow, Lot 13, Block 3 of the Brook Hollow Subdivision in Bryan, Brazos County, Texas.*
- 12. PUBLIC HEARING/CONSIDERATION – Planning Variance PV06-31 R. Haynes**  
*A variance request from the minimum 7.5 foot side setback to 5 feet for the reconstruction of a residence at 2513 Hardwood Drive, Lot 13, Block 1 of the Creekwood Estates Phase 2 Subdivision in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF REZONINGS (Commission makes recommendation; City Council has final approval.)**

**13. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-38](#)**

**J. Dean**

*A request to change the zoning classification from 'RD-5' Residential 5000 District & 'C-3' Commercial District to 'PD' Planned Development for 718 Ashford Hills, Lot 58 TR -210, Block 17 in the Zeno Phillips League in Bryan, Brazos County, Texas.*

**14. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-46](#)**

**J. Fulgham**

*A request to change the zoning classification from 'AO' Agricultural Open & 'I' Industrial to 'I' Industrial District for approximately 121 acres of land out of the W S Martin Survey located at the southeast corner of North Harvey Mitchell Parkway (FM 2818) and State Highway 6 in north Bryan, Brazos County, Texas.*

**15. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-48](#)**

**J. Dean**

*A request to assign 'SC-B' South College-Business & 'DT-S' Downtown-South zoning classifications for four properties not currently zoned located along Tabor Road at the intersections with East 28<sup>th</sup> Street, East 29<sup>th</sup> Street, East 30<sup>th</sup> Street, East 31<sup>st</sup> Street & East 32<sup>nd</sup> Street, Blocks 271 thru 274 in Bryan, Brazos County, Texas.*

**16. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-49](#)**

**R. Haynes**

*A request to change the zoning classification from 'RD-5' Residential District - 5000 to 'RNC' Residential Neighborhood Conservation District on all lots generally situated in the Briarcrest West Subdivision – Phase 1, located in Bryan, Brazos County, Texas.*

**PROPOSED AMENDMENT TO THE TEXT OF THE ZONING ORDINANCE (Commission makes recommendation; City Council has final approval.)**

**17. PUBLIC HEARING/CONSIDERATION**

**L. Guindi**

*[Proposed amendment](#) to the text of the Zoning Ordinance, specifically to add recovery facility as a conditional use in the 'I' Industrial and 'C-3' Commercial zoning districts and providing a definition of a recovery facility.*

**PROPOSED UPDATE TO THE COMPREHENSIVE PLAN (Commission makes recommendation; City Council has final approval.)**

**18. PUBLIC HEARING/CONSIDERATION**

**L. Guindi**

*Proposed update to the Comprehensive Plan, including maps and policies intended to guide growth and development in the City of Bryan and its extraterritorial jurisdiction.*

**19. COMMISSION CONCERNS**

**20. ADJOURN**

**FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.**